



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Marsha S. McLaughlin, Director

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**TECHNICAL STAFF REPORT**  
**WEGMANS FOOD MARKET**  
**Planning Board Meeting of April 24, 2008**

**File No./Petitioner:**

**SDP-07-131, Wegmans Food Markets, Inc.**

**Project Name:**

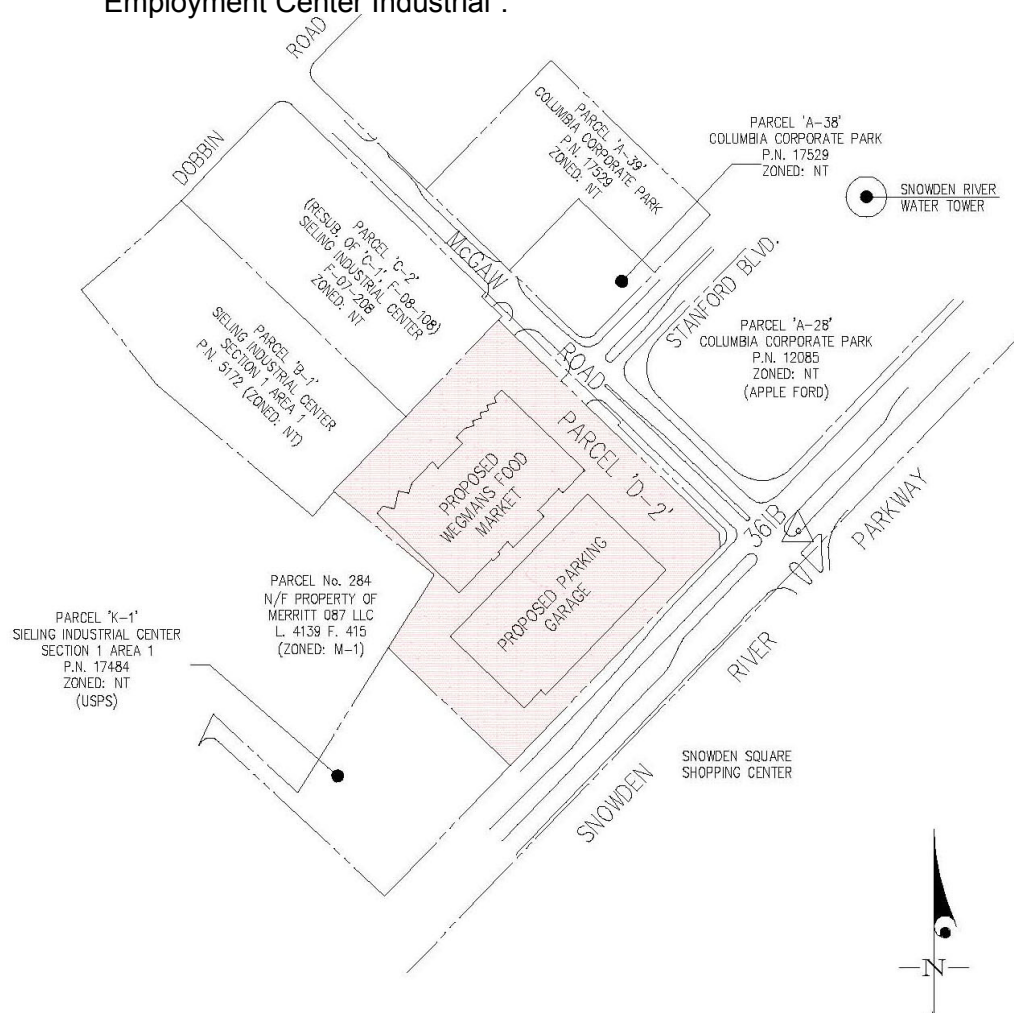
**Wegmans Food Market, Columbia Sieling Industrial Center, Section 1, Area 1, Parcel "D-2"**

**Request:**

The request is for approval to amend the previously approved Site Development Plan (SDP) to adjust the maximum building height requirement from 50 feet to 92.07 feet for a clock tower structure which serves as an architectural building feature for the Wegmans Food Market grocery store in accordance with Section 125.E.4.d of the Howard County Zoning Regulations.

**Location:**

The subject property, Parcel "D-2" is located on the northwest corner of Snowden River Parkway and McGaw Road, identified as Parcel No. 356 on Tax Map 36, Grid No. 24 in the Sixth Election District of Howard County, Maryland. The property contains approximately 12.2 acres of land zoned "New Town - Employment Center Industrial".



**Site History:**

Please refer to the previous Planning Board staff report for the Wegmans Food Market dated January 3, 2008 for a summary of the site history. SDP-07-131 for the subject property was presented to the Planning Board at a public meeting on January 3, 2008 and approved by the Planning Board at their work session on January 31, 2008.

**Legal Notice:**

The subject property was properly posted with two (2) official Planning Board notices with the date, time and place of this meeting for 15 consecutive days prior to this public meeting, one at the entrance along McGaw Road and one along Snowden River Parkway as verified by DPZ staff.

**Adjustment Request:**

This SDP is in compliance with all applicable requirements of FDP-117-A-II, except for the height of the proposed clock tower. The proposed height for the clock tower requires approval from the Planning Board for a height adjustment beyond the 50' height requirement. There is a 50' height limitation for structures located within this phase of the Sieling Industrial Center of Columbia. However, FDP-117-A-II allows the Planning Board design flexibility for the building height by stating the following, "*structures may be constructed to any height provided it is shown on an SDP approved by the Planning Board*". The proposed food market is a two-story 40'-8" high structure with a 92.07' high clock tower designed as an architectural building feature that represents the Wegmans Food Market.

Additionally, Section 6C-2 of FDP-117-A-II contains a provision that any structure exceeding twenty (20) feet in height shall be set back from any public road right-of-way an additional one foot for each additional foot of building height in excess of twenty (20) feet. The proposed clock tower complies with that setback criteria as the grocery store will be located approximately 370 feet from the Snowden River Parkway right-of-way and is visually separated from the road by the proposed adjoining garage structure. The store is setback approximately 118 feet from the McGaw Road right-of-way at its closest point where the clock tower is located at the northeast corner of the building.

**Evaluation and Conclusions:**

In accordance with Section 125.E.4.d of the Zoning Regulations, the requested building height adjustment shall be evaluated and granted if the Planning Board finds that the following two criteria items are satisfied:

- 1. The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare.**

Granting the requested waiver will not impair the appropriate use or development of the surrounding properties which are also zoned "New Town - Employment Center Industrial and will not be detrimental to the public interests. The height of the clock tower will not change the character of the area because the surrounding properties are existing developed employment use sites. For informational purposes and comparative analysis, the existing DPW water tower located in the immediate vicinity of the site adjacent to Snowden River Parkway is 163 feet in height.

2. **The adjustment is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan and/or results in a better design than would be allowed by strict compliance with the development criteria.**

In support of this height adjustment request, the applicant states that the additional clock tower height is necessary to achieve the standard visual recognition of the Wegmans Food Market and results in a better architectural design than would be achieved by strict compliance with the development criteria. The clock tower has become a standard integral design feature contributing to the store's main street architectural appearance.

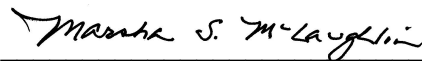
**Recommendation:**

Based on the above findings, the Department of Planning and Zoning recommends that the Planning Board approve the requested height adjustment for the clock tower building feature for the proposed Wegmans Food Market, subject to the following condition:

1. The height adjustment shall apply solely to the clock tower feature as depicted on the site plan and architectural plan exhibits and not to any other structure, building feature or use on the subject property.

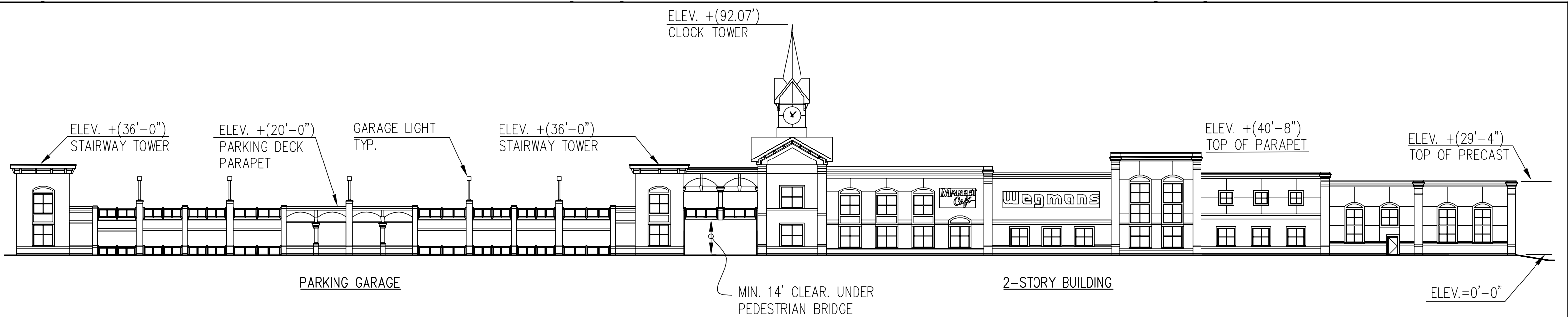
04/14/08

Date

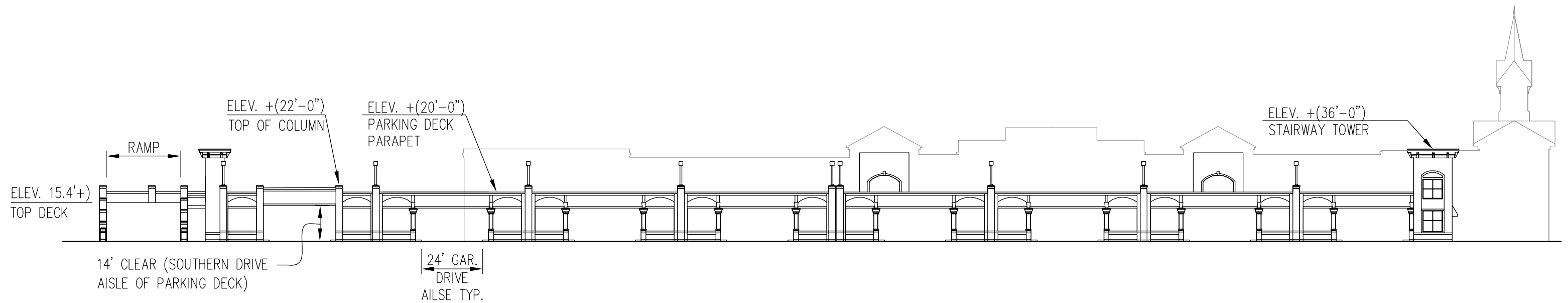


Marsha S. McLaughlin, Director  
Department of Planning and Zoning

**Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.**

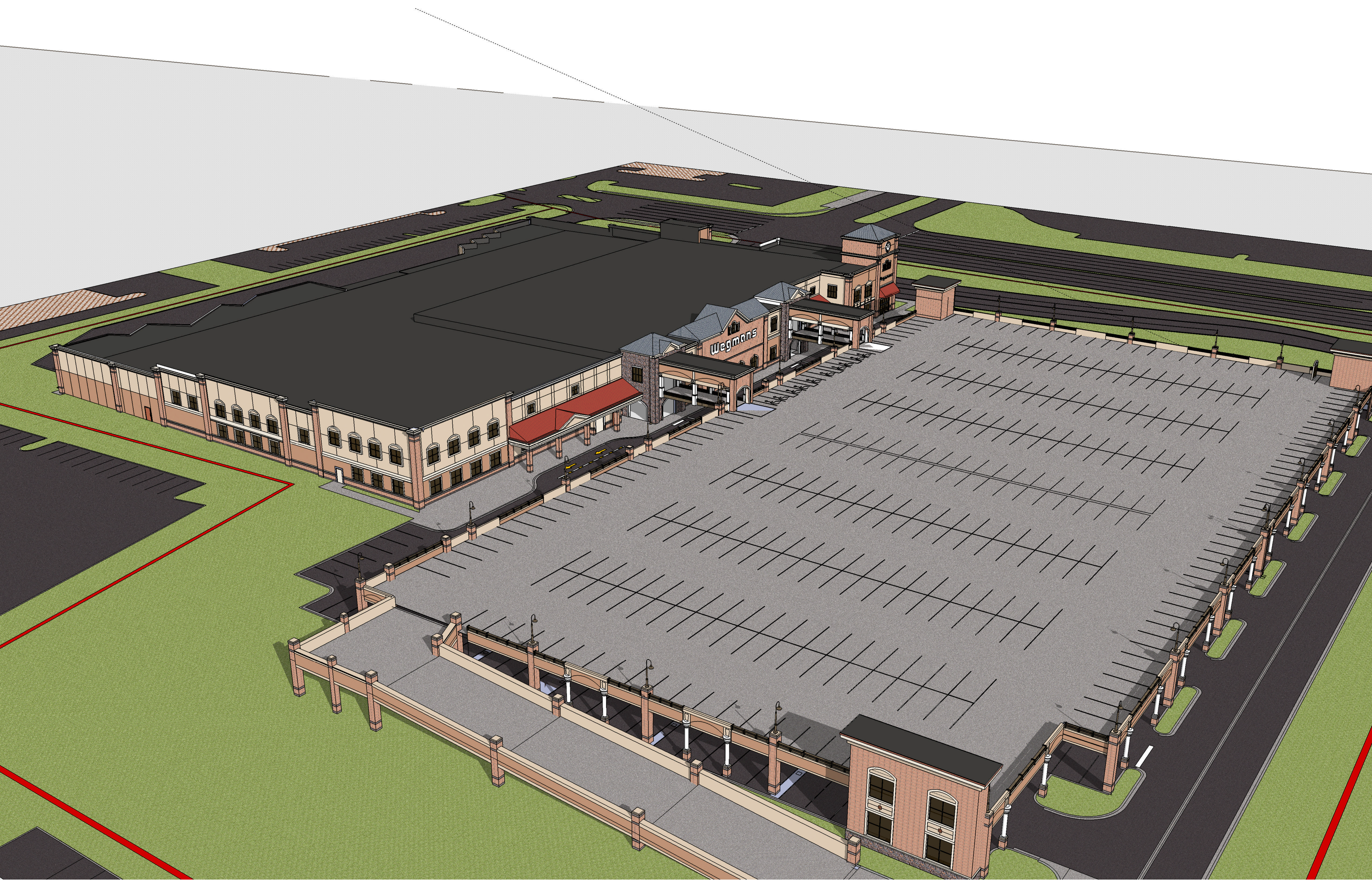


**NORTH ELEVATION (FRONTAGE on McGAW ROAD)**

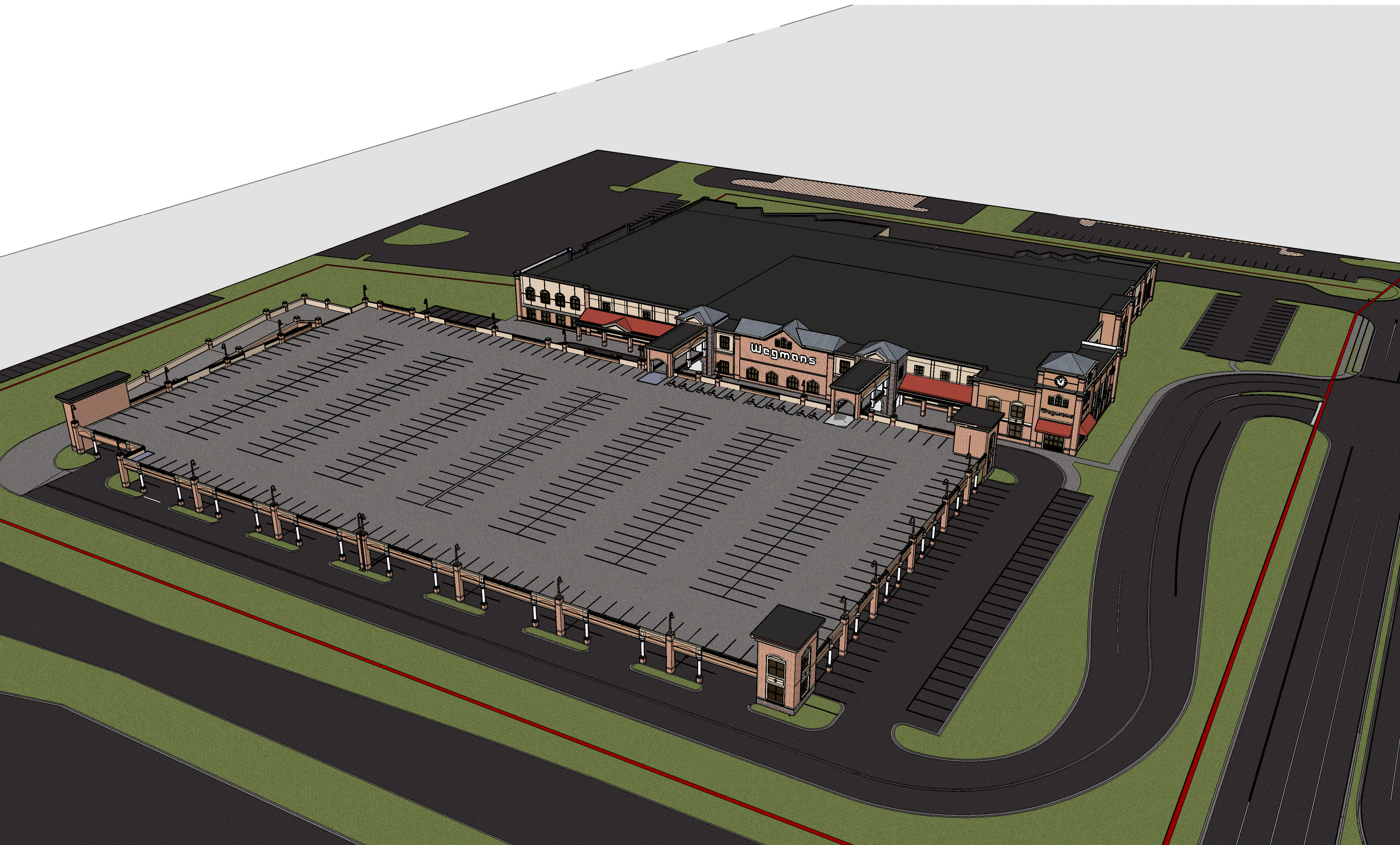


**EAST ELEVATION (FRONTAGE on SNOWDEN RIVER PARKWAY)**

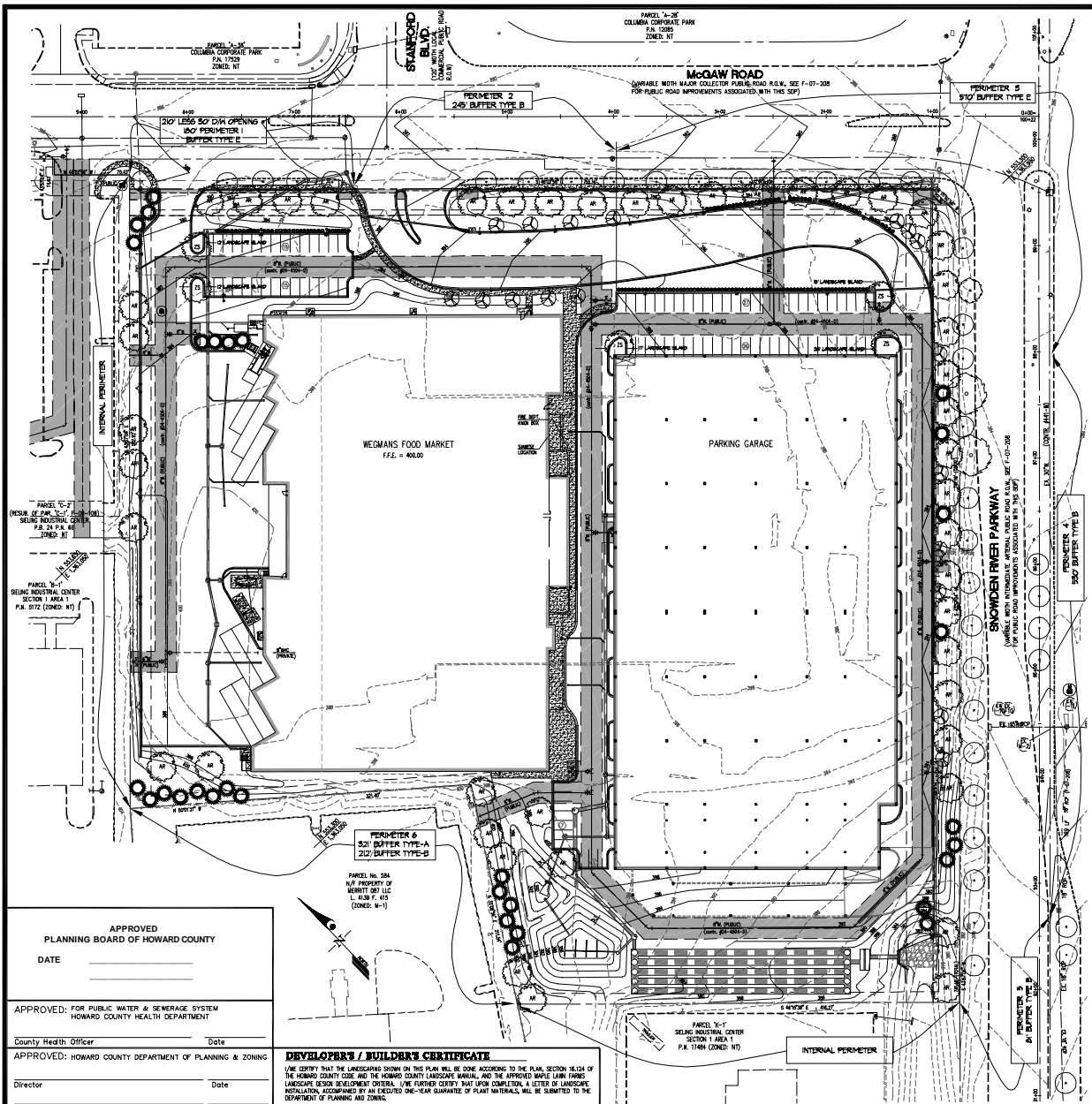












PLANT LEGEND:

- PROPOSED SHADE TREE (NEW)
- PROPOSED EVERGREEN TREE (NEW)
- PROPOSED ORNAMENTAL TREE (NEW)
- PROPOSED SHRUB (NEW)
- EXISTING TREE TO REMAIN PER THIS SET
- STREET TREE PER F-07-206

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER LOCATION	McGAW ROAD, PERIMETER (1)	McGAW ROAD, PERIMETER (2)	McGAW ROAD AND SNOWDEN RIVER, PERIMETER (3)	SNOWDEN RIVER, PERIMETER (4)	SNOWDEN RIVER, PERIMETER (5)	MURRITT OIL LLC PERIMETER (6)	INTERNAL (ALL OTHERS)
USE SITUATION	PARKING ADJACENT TO PUBLIC ROAD	NON-RESIDENTIAL ADJACENT TO PUBLIC ROAD	PARKING ADJACENT TO PUBLIC ROAD	NON-RESIDENTIAL ADJACENT TO PUBLIC ROAD	STORMWATER MANAGEMENT ADJACENT TO PUBLIC ROAD	NON-RESIDENTIAL ADJACENT TO NON-RESIDENTIAL	INTERNAL
LANDSCAPE BUFFER TYPE	E	B	E	B	B	A	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	180 LF	245 LF	465 LF	530 LF	81 LF	321 LF	212 LF
CREDIT FOR EXISTING VEGETATION	NONE	NONE	NONE	NONE	NONE	NONE	NONE
CREDIT FOR WALL, FENCE OR BERM	NONE	NONE	NONE	NONE	NONE	NONE	NONE
LENGTH OF PERIMETER TO BE BUFFERED	180 LF	245 LF	465 LF	530 LF	81 LF	321 LF	211 LF
NUMBER OF PLANTS REQUIRED							
SHADE TREES	5	5	12	11	2	6	5
EVERGREEN TREES	NONE	6	NONE	13	2	NONE	6
SHRUBS	45	NONE	117	NONE	NONE	NONE	NONE
NUMBER OF PLANTS PROVIDED							
SHADE TREES	4	4	11	11	2	8 for 4 shade	5
EVERGREEN TREES	4, 2 for 1 shade and 2 for 10 shade	0	0	7	0	0	6
ORNAMENTAL TREES (@ 2:1 substitution)	0	8 ornamental, 2 for 1 shade and 6 for 6 ex	3 ornamental for 1 shade tree	6 for 6 evergreen	0	0	0
SHRUBS (10:1 substitution)	35	0	117	0	0	0	0

SURETY FOR SCHEDULE 'A':  
45 SHADE TREES @ \$300/TREE = \$ 13,500.00  
27 EVERGREEN TREES @ \$150/TREE = \$ 4,050.00  
182 SHRUBS @ \$30/SHRUB = \$ 5,460.00  
TOTAL SURETY = \$ 23,010.00

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	85 NEW SURFACE PARKING SPACES
NUMBER OF TREES REQUIRED	5 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	5
SHADE TREES	
OTHER TREES (2:1 substitution)	

THE SURETY FOR THE REQUIRED PLANTING PER SCHEDULE-B IS: 5 trees x \$300/tree = \$1,500.00

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
46	1	3-3.5" CAL.	ACEP REDBARK 'RED SUNSET' / RED SUNSET RED MAPLE	ALL BAB
5	1	3-3.5" CAL.	ZELENO SERRATO 'VILLAGE GREEN' / VILLAGE GREEN ZELEDONIA	ALL BAB
31	1	8" HT. MIN.	CUPRESSOCYPARIS LEYLANDI / LEYLAND CYPRESS	ALL BAB
18	1	ALL ORNAMENTAL, FLOWERING TREES SHALL BE A MIN. OF 2" CAL. AND 8-10' HT.	CHOICE OF THE FOLLOWING SPECIES: BETULA NIGRA / RIVER BIRCH LACONOSTERNA NODOSA / GRAPE VIOLETT MALUS ZIBOLDII / ZIBOLDII MALUS MALUS ZIBOLDII / ZIBOLDII MALUS	ALL BAB
152	1	ALL SHRUBS SHALL BE A MIN. OF 2" HT.	CHOICE OF THE FOLLOWING SPECIES: VIBURNUM RHYTHYDOPHYLLUM / LEATHERLEAF VIBURNUM FORSYTHIA KOREANA 'GREEN VELVET' / GREEN VELVET FORSYTHIA BRUNELLA MACROPHYLLA KOREANA 'GREEN VELVET' / GREEN VELVET BRUNELLA	CONT

(ALL LANDSCAPE PLANTING ABOVE THE MINIMUM IS VOLUNTARY AND NOT MANDATORY)

THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
DATE \_\_\_\_\_

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 10.12.04 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE APPROVED MAPS, LAMP PLANS, LANDSCAPE DESIGN DEVELOPMENT ORDERS, I/WE CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME (DEVELOPER'S/BUILDERS) \_\_\_\_\_ DATE \_\_\_\_\_

**GLW**  
GUTCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL BLVD., SUITE 250 - BETHESDA, MARYLAND 20814  
TEL: 301-421-4254 FAX: 301-421-4255  
WWW.GLWPA.COM

DATE	REVISION	BY	APPR.

PREPARED FOR:  
LAND LEASE  
SCIENCE FICHLIN, LLC  
C/O ANTIPOPER AUTOMOTIVE GROUP  
8440 BALTIMORE NATIONAL PINE  
CATONSVILLE, MD 21228  
CONTACT: TIM HARRISON  
540-464-4600 EXT. 6833

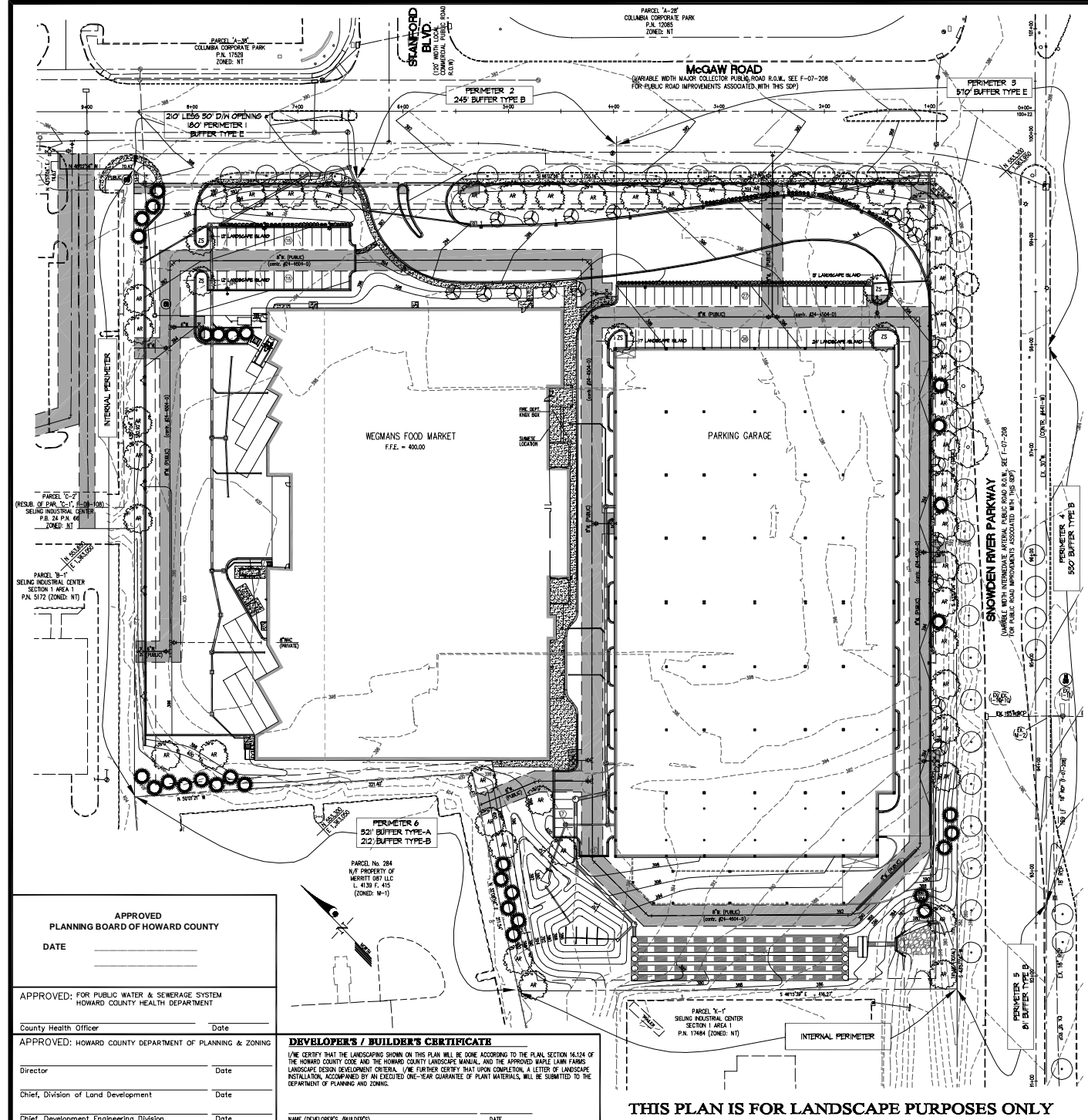
WEGMANS FOOD MARKETS, INC.  
100 WEGMANS MARKET STREET  
ROCHESTER, NY 14624  
CONTACT: STEPHEN LEATY  
585-464-4600 EXT. 6833

LANDSCAPE PLAN  
**WEGMANS FOOD MARKETS**  
COLUMBIA RIVER INDUSTRIAL CENTER  
PARCEL 10-1 (subdevelopment of Parcel 10-1)  
TAX MAP PARCEL 306  
SECTION 1, AREA 1, PLAT 1000 & \_\_\_\_\_

SCALE: 1"=50'  
ZONING: NT  
G. L. W. FILE No: 07005

DATE: Nov./2007  
TAX MAP - GRD: TM 36 - 24  
SHEET: 11 OF 12

6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



PLANT LEGEND:

- AR PROPOSED SHADE TREE (NEW)
- PROPOSED EVERGREEN TREE (NEW)
- PROPOSED ORNAMENTAL TREE (NEW)
- PROPOSED SHRUB (NEW)
- EXISTING TREE TO REMAIN PER THIS SDP
- STREET TREE PER F-07-208

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER LOCATION	McGAW ROAD, PERIMETER ①	McGAW ROAD, PERIMETER ②	McGAW ROAD AND SNOWDEN RIVER, PERIMETER ③	SNOWDEN RIVER, PERIMETER ④	SNOWDEN RIVER, PERIMETER ⑤	MERRITT 087 LLC PERIMETER ⑥	INTERNAL (ALL OTHERS)
USE SITUATION	PARKING ADJACENT TO PUBLIC ROAD	NON-RESIDENTIAL ADJACENT TO PUBLIC ROAD	PARKING ADJACENT TO PUBLIC ROAD	NON-RESIDENTIAL ADJACENT TO PUBLIC ROAD	STORMWATER MANAGEMENT ADJACENT TO PUBLIC ROAD	NON-RESIDENTIAL ADJACENT TO NON-RESIDENTIAL	INTERNAL
LANDSCAPE BUFFER TYPE	E	B	E	B	B	A	N/A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	180 LF	245 LF	465 LF	530 LF	81 LF	321 LF	212 LF
CREDIT FOR EXISTING VEGETATION	NONE	NONE	NONE	NONE	NONE	NONE	N/A
CREDIT FOR WALL, FENCE OR BERM	NONE	NONE	NONE	NONE	NONE	NONE	N/A
LENGTH OF PERIMETER TO BE BUFFERED	180 LF	245 LF	465 LF	530 LF	81 LF	321 LF	211 LF
NUMBER OF PLANTS REQUIRED							
SHADE TREES	5	5	12	11	2	6	5
EVERGREEN TREES	NONE	6	NONE	2	2	NONE	6
SHRUBS	45	NONE	117	NONE	NONE	NONE	NONE
NUMBER OF PLANTS PROVIDED							
SHADE TREES	4	4	11	11	2	8	5
EVERGREEN TREES	4, 2 for 1 shade and 2 for 0 shade	0	0	7	0	2	4
ORNAMENTAL TREES (2:1 substitution)	0	8 ornamental, 2 for 1 shade and 6 for ev	3 ornamental for 1 shade tree	6 for 6 evergreen	0	0	0
SHRUBS (10:1 substitution)	35	0	117	0	0	0	0

SURETY FOR SCHEDULE "A":  
46 SHADE TREES @ \$300/TREE = \$ 13,800.00  
27 EVERGREEN TREES @ \$150/TREE = \$ 4,050.00  
102 SHRUBS @ \$30/SHRUB = \$ 3,060.00  
TOTAL SURETY = \$ 20,910.00

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	95 NEW SURFACE PARKING SPACES
NUMBER OF TREES REQUIRED	5 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	
SHADE TREES	5
OTHER TREES (2:1 substitution)	

THE SURETY FOR THE REQUIRED PLANTING PER SCHEDULE-B IS: 5 trees x \$300/tree = \$1,500.00

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
AR	46	3-3.5" CAL.	ACER RUBRA 'RED SUNSET' / RED SUNSET RED MAPLE	ALL B&B
ZS	5	3-3.5" CAL.	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	ALL B&B
	31	8" HT. MIN.	CUPRESSOCYPRIS LEYLANDI / LEYLAND CYPRESS	ALL B&B
	18	ALL ORNAMENTAL FLOWERING TREES SHALL BE A MIN. OF 2" CAL. AND 8-10' HT.	CHOICE OF THE FOLLOWING SPECIES: BETULA NIDA / RIVER BIRCH LAGERSTROEMIA INDICA / GRAPE HYDRATE MALUS ZUM 'GALOCORPA' / ZUM CRABAPPLE	ALL B&B
	152	ALL SHRUBS SHALL BE A MIN. OF 3" HT.	CHOICE OF THE FOLLOWING SPECIES: VIBURNUM PHOTOPHYLLUM / LEATHERLEAF VIBURNUM TAXUS MEDIA 'DENSIFORMIS' / OYSTER LEAF BONUS MICROPHYLLA KOREANA 'GREEN VELVET' / GREEN VELVET BOWWOOD	CONT

(ALL LANDSCAPE PLANTING ABOVE THE MINIMUM IS VOLUNTARY AND NOT MANDATORY)

THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY

APPROVED  
PLANNING BOARD OF HOWARD COUNTY

DATE \_\_\_\_\_

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM  
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE APPROVED MAPLE LAWN FARMS LANDSCAPE DESIGN DEVELOPMENT CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME (DEVELOPER'S/BUILDER'S) \_\_\_\_\_ DATE \_\_\_\_\_





**GLWGUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
5909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\07005\RENDER\07005-RENDER.dwg

DES.

DRN.

CHK.

DATE

REVISION

BY

APPR.

**PREPARED FOR:**

OWNER/DEVELOPER/LAND LEASER:  
SCIENCE FICTION, LLC  
C/O ANTWERPEN AUTOMOTIVE GROUP  
6440 BALTIMORE NATIONAL PIKE  
CATONSVILLE, MD 21228

CONTACT: TIM HARRISON

**LAND LEASEE:**

WEGMANS FOOD MARKETS, INC.  
100 WEGMANS MARKET STREET  
ROCHESTER, NY 14624

CONTACT: STEPHEN LEATY  
585-464-4600 EXT. 6833

**EXHIBIT**

**WEGMANS FOOD MARKETS**  
**COLUMBIA SIELING INDUSTRIAL CENTER**  
**PARCEL 'D-2' (redevelopment of Parcel D-1)**  
**TAX MAP PARCEL 356**  
**SECTION 1, AREA 1; PLAT Nos. 17484 & \_\_\_\_\_**

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

**SCALE**

1"=50'

**DATE**

Nov./2007

**ZONING**

NT

**TAX MAP - GRID**

TM 36 - 24

**G. L. W. FILE No.**

07005

**SHEET**

1 OF 1